COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA

DSB LIST # **06-09** **ITEM #** **1** **DSB PUBLIC NOTICE DATE** **June 28, 2006**

LAST DATE FOR FILING APPLICATION IS: **July 19, 2006** **at 2:00 PM**

The Board recommends applications to be submitted by any of the following firms:

(**X**)	Architect	( )	Engineer
( )	Architect/Engineer (A/E)	(**X**)	Other: Planner

PROJECT NUMBER: **UMB0501 ST1**

PROJECT TITLE: **UMASS Boston Master Plan**

PROJECT LOCATION: **Boston**

APPROPRIATION SOURCE: **Ch. 245 of 2002**

AVAILABLE AMOUNT: **$1,200,000**

ESTIMATED CONSTRUCTION COST: **N/A (Master Plan)**

TOTAL FEE, excluding reimbursables or any authorized per diem payments, based on scope of work and services authorized if project is completed.

(**X**)	Lump Sum Established Set Fee for Study Phase Per M.G.L. C.7, §38G(a)	**1,000,000**	dollars
( )	Lump Sum Established Set Fee for Final Design Phase Per M.G.L. C.7, §38G(a), based on the approved estimated construction cost in the certified study.		per cent

IMMEDIATE SERVICES AUTHORIZED:
( ) CERTIFIABLE BUILDING STUDY
(**X**) OTHER: **MASTER PLAN**
As per M.G.L. C.7, §38I, the selected designer may be appointed by the DCAM Commissioner for continued services as noted below subject to approval by the Designer Selection Board:
( ) SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
( ) DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
( ) CONSTRUCTION PLANS AND SPECIFICATIONS
( ) ADMINISTRATION OF CONSTRUCTION CONTRACT
( ) OTHER:

MBE/WBE PARTICIPATION:
In accordance with Executive Order #390, DCAM has established minimum goals of 8% MBE participation and 4% WBE participation for the combined value of the study and final design contracts for this project. MBE/WBE goal **must** be met within the list of requested prime and sub-consultants. All applicants must indicate how they intend to meet these goals and will be evaluated on that basis. Further information about the program appears on pages 6-10. Applications from MBE and WBE firms as prime consultant are encouraged.

APPROPRIATION LANGUAGE: Chapter 245 of 2002
" For planning and studies, the preparation of plans and specifications, construction, renovation, reconstruction, improvement, demolition, expansion, repair, including furnishings and equipment, and related administrative expenses at the University of Massachusetts campus facilities and grounds "

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GENERAL SCOPE OF WORK:

UMass Boston is a unique urban university with a rich history. It is now at the threshold of a new phase in its development. The construction of a new Campus Center centralized student services and created a true center for student life. In 2005 a new Chancellor assumed leadership. The University now has a unique opportunity to lay the groundwork for a comprehensive transformation intended to create an urban campus for the 21st Century. The planning work under this contract will follow under two broad categories:

Institutional Master Plan
This effort will respond to a separate and concurrent Strategic Master Plan that will be ongoing under the Chancellor's office. The focus under this contract will be to articulate the academic and institutional goals of the University of Massachusetts Boston (UMass Boston), as defined by the mission, vision, and values--and to develop a long-range capital program that will support the achievement of those goals. One of the priority needs is an upgrade of academic offerings in science and technology. The master plan will explore whether this can most appropriately be done through renovations, new construction, or a combination of both. Also for consideration is the creation of new partnerships on the site that would strengthen the unique character of this campus and take advantage of its co-location with the Massachusetts State Archives of historical documents, and the John F. Kennedy Presidential Library. Also included in this plan will be the redevelopment of the Calf Pasture Pumping Station, an historic stone building that is being phased out by the City of Boston and transferred to the University. Various options have been considered for its re-use but no plan has been formally adopted.
Ad hoc back filling of previously vacated space will be examined for opportunities to strengthen relationships among departments and correct fragmentation.

Physical Master Plan
This effort will focus on the physical development of the campus. The recent construction of a Campus Center with dramatic views of Boston Harbor has established a new front door and vehicular drop-off for the campus. It has also given UMass a bold new image. There is an abundance of opportunities--and physical constraints-- that will make this planning effort a challenge. The campus is located at the edge of Boston Harbor and enjoys water frontage on the north, east, and south edges. It is a prominent landmark to motorists on the southeast expressway. Co-located on the site are the Massachusetts State Archives of historical documents, and the John F. Kennedy Presidential Library. These two organizations have no formal relationship with UMass, though there is an opportunity to incorporate these facilities physically into the campus plan, and perhaps educationally.

Other key issues include:
Parking: UMass Boston is a commuter school and so the provision of adequate and convenient parking is essential. Parking is provided both in surface lots and until recently in structured parking below the plaza level of the campus. The concrete in structured parking has deteriorated over time from salt intrusion to the point where parking will need to be relocated until a permanent solution has been found. A preliminary analysis looked at alternate uses for this space--including use of some of the space for programmatic uses. Another study has proposed sites for new structured parking
Heating and Cooling: Some portions of the campus currently are heated by electric heat. The master plan will look at other more cost-effective solutions. Because the campus is under the flight path for Logan Airport most of the windows are non-operable and triple glazed. The improvement of building systems will be a key component of the master plan and DCAM is looking for innovative ideas that capitalize on new technologies and will contribute to savings in energy costs while adding to the indoor comfort of the users.
Sustainable Design: The University is located on a site that is highly favorable for the development of wind and other renewable energy sources. The proposed team should include engineers with a track record of innovate thinking
Pedestrian Circulation: The plaza level of the campus sits atop two levels of parking and provides outdoor circulation among the buildings. In addition there is a network of enclosed pedestrian bridges at the second floor level of the buildings that provides protected circulation during inclement weather. All buildings can be accessed from the two garage levels below the plaza but it is a dark and unattractive route. Some thought has been given to selectively removing portions of the parking levels to step the campus down to the ground. Also considered was a scheme to create a high glass structure over portions of the plaza to create an indoor "mall" and year round circulation among the buildings. All of these ideas and more should be considered and evaluated in the course of the Master Plan.

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Background
Designed in the late 1960's and early 1970's according to a master plan which established architectural and site planning guidelines, the Harbor Campus is a strong presence on Columbia Point. The master plan was written by Pietro Belluschi and Sasaki Dawson DeMay Associates, Inc. of Watertown, Massachusetts, and it developed a program and overall physical concept for the campus. Each building was designed by a separate architectural firm and constructed by a separate general contractor. Visually, the buildings are woven together by shared materials - brick facing, uniform window systems, similar detailing - yet have distinctive massing and form.

The original Harbor Campus Master Plan envisioned construction of decentralized, self-contained "college" buildings, organized around a central plaza and parking complex. The "colleges" were to share certain central facilities - administration, central library, certain science space - but otherwise be self-contained, with classroom space, labs, faculty offices, active recreation and cafeteria.

Only the first phase of the original master plan was constructed. Two "college" buildings were built - the present McCormack Hall and Wheatley Hall - and the shared buildings of the Science Center, main library, administration and support buildings (Clark Athletic Center added later). In the intervening years, the program organization of the university has changed, and the individual college concept is no longer used. One of the long standing issues of the original plan was the decentralization of student service space (e.g., cafeteria, recreation, student groups), since remedied by the construction of a new Campus Center that is now also the formal "front door" to the campus.

In the current configuration, the major buildings are situated around an L-shaped plaza, with the academic/ classroom buildings and student services to the east (Campus Center, Wheatley Hall, McCormack Hall, Science Center), and the support buildings to the west (Healey Library, Robert H. Quinn administration building, Service and Supply, and Clark Athletic Center). The plaza is raised 20-25 feet from grade level, with two floors of parking beneath the complex. The concrete slabs parking levels have severely deteriorated over the years to the point where the parking must be relocated.

Enrollment
In 2004-2005, UMass Boston enrolled 11,682 students: 8,832 (6.500 FTE) undergraduate and 2,850 (2,000 FTE) graduate students. http://www.umb.edu/news/factsheet.html

Site
175 acres, Columbia Point, Dorchester district of Boston

Buildings	ASF*	BGSF*
Quinn Administration	62,017	96,897
Healey Library	197,177	337,446
Science Center	158,272	297,952
McCormack	157,518	266,060
Wheatley	174,914	268,511
Campus Center	201,000	331,000
Clark Athletic Center	84,026	126,427
Service and Supply	54,445	74,295
		2,438,588
Parking		640,000

***Assignable Square Feet or Building Gross Square Feet**

GENERAL CONDITIONS OF THIS CONTRACT:

Study Contract
If selected for study services, the applicant agrees to execute DCAM Standard Contract for Designer's Services–Study, or its successor, without revisions or modifications. DCAM customarily compensates the designer during the Study Phase on a percentage basis in accordance with the approved Work Plan.

DCAM Procedures
The designer will follow the procedures established in DCAM's Designer Procedures Manual dated June 2005 (http://www.mass.gov/cam/dlforms/DPMD_2005_06.doc). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at: http://www.mass.gov/cam/DSB/index.html.

PMAS
Consultants will be required to use DCAM's electronic web-based Project Management and Accounting System (PMAS) as a repository for all project correspondence, documentation, and project budgeting, and scheduling. No special software is required.

Workshops
DCAM and the Designer will hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key design team members will be required at all workshops.

Sustainable Design
DCAM has set a goal of LEED Silver (http://www.usgbc.org/) for this project. The consultant will include in the final Master Plan an analysis of the potential LEED points in all recommendations for, modernization or new construction, per C. 164 §331 of the Act of 1997 and DCAM's "Sustainable Design Building Guide." This analysis, including conceptual cost estimates, will identify and recommend energy efficient alternatives and the use of resources efficient materials for consideration as part of any proposed project. Any and all of these alternatives may be incorporated as part of the final Master Plan and will be considered as part of the base fee.

Universal Design
In addition to complying 521 CMR, The Rules and Regulations of the Architectural Access Board (http://www.mass.gov/aab/aab_regs.htm), the consultant will review ADA Title II (http://www.usdoj.gov/crt/ada/reg2.html), and the ADA Accessibility Guidelines (http://www.access-board.gov/adaag/html/adaag.htm), to ensure that the proposed plans meet the civil right intent of this act. The requirements of these two laws may differ and the consultant must comply with the more stringent of the two. Planning concepts will meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. DCAM welcomes innovative design strategies that are simultaneously equitable, flexible and legible for all and extend beyond minimal compliance with accessibility regulations.

Environmental and other supplemental services

DCAM reserves the right to obtain supplemental services through independent consultants who will collaborate with the prime and the project team.

Cost Estimating
Cost estimates, cost models, and estimator participation in key planning meetings, will meet the requirements of the current DCAM *Cost Estimating Manual* and all estimates will be submitted in Uniformat II. The *Cost Estimating Manual* can be found at http://www.mass.gov/cam/dlforms/CEM_Feb06.pdf, and Uniformat II can be found at http://www.bfrl.nist.gov/oae/publications/nistirs/6389.pdf.

Building Commissioning
DCAM may include building commissioning as part of this project. An operations and maintenance plan will be produced as a reimbursable expense.

CONDITIONS FOR APPLICATION:
Current or updated Master File Brochures must be on file with the Board.

APPLICATIONS WILL BE EVALUATED BASED ON THE FOLLOWING PRIME AND SUB CONSULTANT PERSONNEL AND EXTENT OF COMPLIANCE WITH **MBE/WBE PARTICIPATION GOALS**. PLEASE ALSO SEE QUESTION #6 ON **DSB APPLICATION 2005**.

1. **Architect (as Prime or sub to Planner)**
2. **Campus Planner (as Prime or sub to Architect)**
3. Higher Education Facilities Planner
4. Space Planner
5. Code Analyst
7. Landscape Architect
8. Civil Engineer
9. Cost Estimator / Cost Modeler(Independent Consultant)
10. Mechanical Engineer (HVAC/Fire Protection/Plumbing)
11. Electrical Engineer

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart.

APPLICATIONS WILL BE EVALUATED BASED UPON THE REQUIREMENTS OF M.G.L. Ch. 7 §38F AND WORK LISTED ON DSB APPLICATION 2005 SECTIONS 8, 9 AND 10 WHICH ILLUSTRATES CURRENT QUALIFICATIONS IN THE FOLLOWING AREAS:

1. Preparation of Comprehensive Master Plans for Colleges and Universities
2. Space Utilization analysis for higher education
3. Engineering team with proven track record in innovative and energy efficient building systems (mechanical, electrical, data, etc.)
4. Documented experience in sustainable/green design, and development of renewable energy sources.
5. Planning and design of innovative academic and student life facilities at universities.
6. Experience in utilizing Building Information Modeling (BIM) technology a plus, but not required.

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and Instructions - **DSB 2005 Application Form** is included with this Notice, and is available for download at http://www.mass.gov/cam/forms/fi_dselectboard.html.

Only complete applications submitted on the **DSB2005 Application Form** will be considered by the Designer Selection Board. Applications that are incomplete or submitted on a form other than **DSB2005,** will be rejected as non-compliant and not considered by the Board.

Applications received at the DSB Office after the advertised deadline will not be considered.

N.B. 1 Since this is a study (master plan) prime applicants should note that the ownership and Massachusetts registration requirements shall not apply, as noted on page 5 of Public Notice #06-09.